

## KENTUCKY REAL ESTATE APPRAISERS BOARD

### TYPE OF MEETING

Regular Meeting

### DATE AND LOCATION

December 19, 2014 - Board Office

### PRESIDING OFFICER

Harold Brantley, Chair

### ROLL CALL

Present:

Harold Brantley, Chair  
Kathy Mayfield, Board Member  
Thomas Oliver, Board Member – Via Video Conference

Present Also:

Larry Disney, Executive Director  
Tom Veit, Executive Assistant  
Angie Thomas, Staff Assistant  
Kim Mathias, Executive Secretary  
Brian Judy, Attorney General Office

Chair, Harold Brantley opened the meeting and welcomed the guest in attendance.

### MINUTES

Motion by Kathy Mayfield, second by Thomas Oliver and the Board unanimously Approved the November 21, 2014 minutes. Roll call –Kathy Mayfield – Yes; Thomas Oliver - Yes.

### EDUCATION

Motion by Thomas Oliver, second by Kathy Mayfield and the Board unanimously approved the following education courses for Fiscal Year 2014-2015. Roll call – Kathy Mayfield – Yes; Thomas Oliver - Yes.

A. ASFMRA

- (1) Cost Estimating – 8 hours CE Classroom
- (2) Introduction to Vineyard and Winery Valuation – 8 hours CE Classroom
- (3) Best Practices for Rural Property Appraisers – 8 hours CE Classroom
- (4) Basic Appraisal Procedures – 30 hours QE Classroom

B. Allterra Group, LLC

- (1) Basic Charts and Graphs – 5 hours CE online

C. Appraisal Institute

- (1) Two Day Advanced Income Capitalization A – 14 hours CE Classroom
- (2) Two Day Advanced Income Capitalization B – 14 hours CE Classroom

D. Western Kentucky University

- (1) Principles of Real Estate Appraisal – 30 hours QE Classroom

E. Lynx Valuation, LLC

- (1) Today's FHA & VA – 7 hours CE Classroom
- (2) Appraising Green Residences – 7 hours CE Classroom

F. Bryan S. Reynolds & Associates

- (1) Defensible Appraisal Practices – 7 hours CE classroom
- (2) Today's FHA and VA – 7 hours CE classroom

## **EXPERIENCE REVIEW**

Motion by Kathy Mayfield, second by Thomas Oliver and the Board unanimously approved the following experience. Roll call – Kathy Mayfield – Yes; Thomas Oliver - Yes.

- (1) Gary Bryant – Approve experience for Certified Residential. He must pass the certified residential exam.
- (2) Keenan Kenimer – Approve experience for Certified General. He must pass the certified general exam.
- (3) John Outlaw – Approve experience for Certified General. He must pass the certified general exam.
- (4) Michael Thorpe – Approve experience for Certified Residential. He must pass the certified residential exam.
- (5) Haleigh Jacobs Vinson – Approve experience for Certified Residential. She must pass the certified residential exam.

## CERTIFICATION/LICENSURE

- A. Approval – Appraisers – Motion by Thomas Oliver, second by Kathy Mayfield and the Board voted to approve the following certification list of appraisers. Roll call – Kathy Mayfield – Yes; Thomas Oliver – Yes.

- (a) Marguerite K. Badali – Certified Residential
- (b) Randy Castillo – Certified Residential (TX)
- (c) John R. Cornett, Jr. – Associate
- (c) Scott A. Fowler – Certified General (TX)
- (d) Cheryl Haddix – Certified Residential
- (e) Brad Harris – Certified General (TX)
- (e) Jeffrey R. Homan – Certified Residential (CA)
- (f) Matthew W. Jarvis – Certified Residential
- (g) Scott E. Leggett – Certified Residential
- (h) Lyndsie R. Scott – Certified General (MA)
- (i) Shannon Tipton – Associate
- (j) Christin West – Certified Residential

- B. Approval – AMC

- (a) SWBC - #147
- (b) Appraisal & Valuation Services - #148

- C. Applicant for Certified General TX with previous violation – Motion by Kathy Mayfield, second by Thomas Oliver and the Board voted to approve the application of Brad Harris based upon him being in good standing in his licensing state. Roll call – Kathy Mayfield – Yes; Thomas Oliver – Yes.

- D. Randy Castillo – Motion by Thomas Oliver, second by Kathy Mayfield and the Board voted unanimously to approve the Certified Residential application of Mr. Castillo upon his agreeing and signing the following agreed order. Roll call – Kathy Mayfield – Yes; Thomas Oliver – Yes.

- a. Mr. Castillo agrees that he will not supervise any appraiser trainees (Associates) within the State of Kentucky for so long as he holds a Kentucky real property appraiser credential.

## COMPLAINT

- A. The Board reviewed the Case Summary Chart. Tom Veit reported 42 cases filed for 2014 and 14 open appraiser investigations and 1 open AMC investigations.

- B. Case No. 14-31 – Motion by Thomas Oliver, second by Kathy Mayfield and the Board voted unanimously to dismiss the case. Roll call –Kathy Mayfield – Yes; Thomas Oliver – Yes.
- C. Case No. 14-08 AMC · Motion by Thomas Oliver, second by Kathy Mayfield and the Board unanimously agreed to table the case until the survey for customary fees study has been completed. Roll call –Kathy Mayfield – Yes; Thomas Oliver · Yes.
- D. Case No. 14-13 AMC · Motion by Thomas Oliver, second by Kathy Mayfield and the Board voted to dismiss the case based upon the letter of warning issued for Case no. 13-02. Roll call –Kathy Mayfield – Yes; Thomas Oliver · Yes
- E. Case No. 14-19 · Motion by Thomas Oliver, second by Kathy Mayfield and the Board voted unanimously to dismiss the case. Roll call –Kathy Mayfield – Yes; Thomas Oliver – Yes.
- F. Case No. 13-02 AMC –Motion by Kathy Mayfield, second by Thomas Oliver and the Board voted unanimously to dismiss the case with a letter of warning. Roll call –Kathy Mayfield – Yes; Thomas Oliver – Yes.
- G. Case No. 14-01 AMC –Motion by Thomas Oliver, second by Kathy Mayfield and the Board voted unanimously to dismiss the case with a letter of warning. Roll call –Kathy Mayfield – Yes; Thomas Oliver – Yes.
- H. Case No. 14-02 AMC –Motion by Kathy Mayfield, second by Thomas Oliver and the Board voted unanimously to dismiss the case with a letter of warning. Roll call –Kathy Mayfield – Yes; Thomas Oliver – Yes.
- I. Case No. 14-04 AMC –Motion by Kathy Mayfield, second by Thomas Oliver and the Board voted unanimously to dismiss the case. Roll call –Kathy Mayfield – Yes; Thomas Oliver – Yes.
- J. Case No. 14-06 AMC –Motion by Kathy Mayfield, second by Thomas Oliver and the Board voted unanimously to dismiss the case. Roll call –Kathy Mayfield – Yes; Thomas Oliver – Yes.
- K. Cases on Appeal or scheduled for hearing
  - (1) Lynn Prichard – 04-63 –12-10, 12-11, 12-12, 12-25, 12-26 · Briefing will be filed – Franklin Circuit Court, Attorney for respondent is a legislature. A briefing is scheduled January 7. Case No. 04-63 is a top priority.
  - (2) Matt Miniard · 10-18 – Court of Appeals. A brief has been filed and waiting for response.
  - (3) David Harrington– 08-49 through 08-57, 09-02, 09-03 and 09-07

Misfiled in wrong county by Harrington Attorney. Appeal now in the Madison Circuit Court. – Pending Decision.

L. Cases to be set for hearing

- (1) Case 12-45 – William O. Spence - Prehearing Conference Scheduled
- (2) Case 12-04 – Thomas Biederman - Hearing January 6, 2014 at LaGrange, KY.
- (3) Richard Sceifers – Hearing February 12, 2015 – 9:30 Board office

M. Motion by Thomas Oliver, second by Kathy Mayfield and the Board voted per KRS 61.810 to go into executive session to discuss Case No. 12-45. Roll call –Kathy Mayfield – Yes; Thomas Oliver – Yes.

N. Motion by Kathy Mayfield, second by Thomas Oliver and the Board voted to return to regular session. A motion was made by Kathy Mayfield, second by Thomas Oliver and the Board unanimously agreed to go to a hearing for Case No. 12-45. Roll call –Kathy Mayfield – Yes; Thomas Oliver – Yes.

## MISCELLANEOUS

The Board reviewed and discussed the following information:

A. Budget Ending November 30, 2014

- (1) Motion by Thomas Oliver, second by Kathy Mayfield and the Board agreed for Tom Veit, Investigator to attend the Appraisal Standards Board meeting in New Orleans in February 2015. Roll call –Kathy Mayfield – Yes; Thomas Oliver – Yes.
- (2) Motion by Kathy Mayfield, second by Thomas Oliver and the Board agreed to allocate \$500 for Brian Judy, Board Counsel to attend a FARB meeting in January 2015. Roll call –Kathy Mayfield – Yes; Thomas Oliver – Yes.
- (3) Motion by Kathy Mayfield, second by Thomas Oliver and the Board agreed to pay the Appraisal Institute Dues for Larry Disney in the amount of \$605.00. These dues will benefit the Board with the discounts they can receive to purchase books, etc. Roll call –Kathy Mayfield – Yes; Thomas Oliver – Yes.

B. Novo Appraisal Management Company Renewal – Motion by Thomas Oliver, second by Kathy Mayfield and the Board approved the renewal of Novo Appraisal Management Company. Roll call –Kathy Mayfield – Yes; Thomas Oliver – Yes.

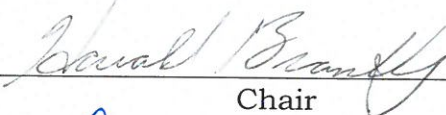
C. Residential Real Estate Review – AMC – Motion by Thomas Oliver, second by Kathy Mayfield and the Board voted to renew table the discussion and agreed to renew the AMC license. Roll call –Kathy Mayfield – Yes; Thomas Oliver – Yes.

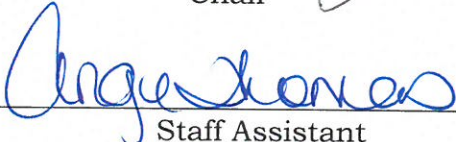
D. 201 KAR 30:200 – Motion by Kathy Mayfield, second by Thomas Oliver and the Board agreed to proceed with regulation change as presented. Roll call – Kathy Mayfield – Yes; Thomas Oliver – Yes.



- E. Motion by Kathy Mayfield, second by Thomas Oliver and the Board unanimously agreed to establish a regulation for AMC recovery fund and incorporate the AMC Recovery Fund Form. Roll call – Kathy Mayfield – Yes; Thomas Oliver - Yes.
- F. Motion by Kathy Mayfield, second by Thomas Oliver and the Board designated Larry Disney and/or Tom Veit as spokesperson for the Board at the regulation hearing and for Larry Disney to sign the regulation in absence of Harold Brantley, Chair. Roll call –Kathy Mayfield – Yes; Thomas Oliver - Yes.
- G. Approval received from TAF for John Breanan Director of Appraisal issues and KY Certified Appraiser, Rick Baumgardner, Chair of the Appraisal Practices Board will be presenters at the 2015 Board seminars in March and April.
- H. The Board reviewed the information sent by Mr. Herbert Pritchett
- I. Supervisor/Associate Course – February 20, 2015 at Indiana Wesleyan University in Lexington, KY
- J. ASC Review – March 25-27, 2015
- K. January Board Meeting – January 23, 2015
- L. Jon Faulkner pretrial hearing is set for January 8, 2015 in Boone Co., KY.

Motion by Kathy Mayfield, second by Thomas Oliver and the Board unanimously agreed to adjourn the meeting.

  
Chair

  
Staff Assistant